



Apartment Two-bedroom (3+kk)

€ 1 155 785 | CZK 29 120 000

102.24 m², Brno, Pisárky, Nad Pisárkami





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Total area	125 m ²
Floor area*	102 m ²
Balcony	23 m ²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	5 m ²
PENB	B
Reference number	105230

This 3rd floor housing unit with an northeast-facing balcony is part of the premium Nová Myslivna residential project, set in the forest park above the Pisárky Valley. Its high standards and hassle-free parking will contribute to comfortable living, as will its wide range of services for residents: a reception, a relaxation area with a swimming pool, saunas and a fitness zone, as well as a rooftop restaurant with impressive views.

The layout of the apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, a storage room, a hall, and a foyer. Adjacent to the living room and bedrooms is a large balcony facing northeast towards the forest, guarantees morning sunlight.

The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The purchase price includes a cellar storage cubicle. It is possible to purchase a garage space. The building uses sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include a daytime reception, a relaxation zone with a swimming pool, several saunas and a gym, a stroller room, or a room for washing bikes or dogs.

The apartment building will be surrounded by greenery with water features and a park arrangement that will naturally connect to the surrounding forest park. A restaurant will operate directly in the building with impressive views of the city and the wine paradise of Pálava, 50 kilometers away. There is a bus stop not far from the house, from where you can reach the city center in about 15 minutes, Campus Square shopping center is about 5 minutes away by car or bus.

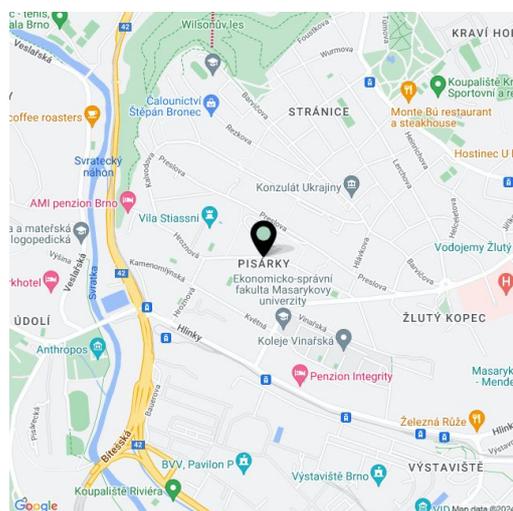
Floor area 102.24 m², balcony 23.15 m², cellar 5.33 m².

Subject to special legal conditions.

Expected completion date is summer 2026.

For more information, please visit the project website

www.novamyslivna.com.



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



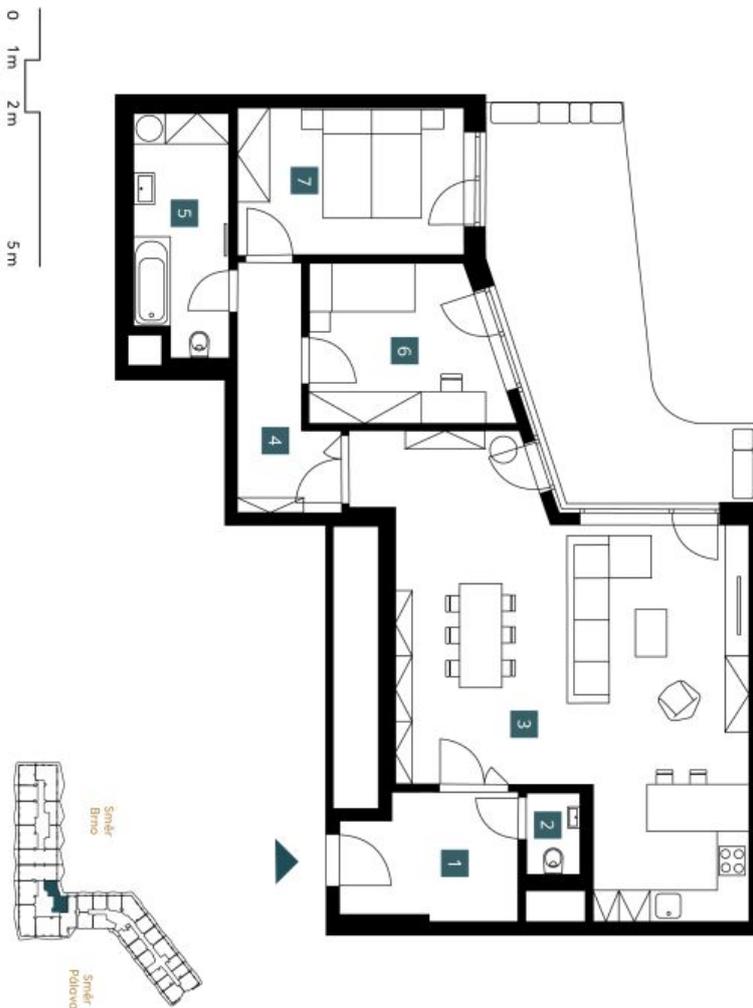
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2.4.15	
4. NP 3+KK	
3rd floor 2 bdr/m	
1	Předstřih Hallway
2	WC
3	Obývací pokoj + KK Living room + Kitchen
4	Chodba Hall
5	Koupelna + WC Bathroom + WC
6	Pokoj Room
7	Ložnice Bedroom
Užitná plocha Usable area	93,70 m ²
Podlahová plocha Floor area	102,24 m ²
Balkón Balcony	23,15 m ²
Celková plocha Total area	125,39 m ²

EXKLUZIVNÍ ZASTOUPENÍ
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NOVÁ MYSLIVNA

Popis: Byt je tvořený předstřihem, obývacím pokojem, kuchyní, ložnicí, koupelnou, WC, balkonem a dvěma ložnicemi. Byt je vybavený moderními dřevěnými podlahami, elektrickými spotřebiči a dalšími prvky. Byt je vhodný pro bydlení nebo jako investiční nemovitost. Pro více informací nás kontaktujte na telefonním čísle 222 222 222. Cena je včetně DPH. Všechny rozměry jsou v mm (okružně bez úhelníků).
 Note: The area of the individual room are only indicative. The facilities pictured in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, design specifications, floor surfaces, and equipment are specified in the standard of completion, which is part of the addendum to the future purchase contract. Appropriate gross dimension listed in mm (rounding without pointing).

